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CITY OF GRIDLEY

GENERAL PLAN

1983

LAND USE ELEMENT 1

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PREFACE

This Land Use Element represents an update and revision of the 1977 General Plan's Land Use Element. Overseen by the firm of Earl D. Nelson Associates under contract to the City of Gridley, this latest revision incorporates the goal-setting efforts of the Gridley Growth Committee (convened in 1978) and a public participation process conducted in fall 1982, which updates the Growth Committee's findings. Thus, the 1982 Land Use Element incorporates 1982 community values in Gridley. Also incorporated are 1980 census data, current land use distributions, and recently developed implementation techniques for growth management.

A revised Land Use Element will be followed by revision of the Zoning Ordinance, with a view toward Zoning/General Plan consistency as required by State Law.

CITY OF GRIDLEY
GENERAL PLAN LAND USE ELEMENT
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INTRODUCTION

A. State Requirements

The Land Use Element of Gridley's General Plan meets the mandate of California State law (Government Code Section 65320-a) to plan the locations and set standards for a comprehensive list of possible land uses. The text of the law is as follows:

Government Code Section 65302(a): A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open spaces, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas.

The Land Use Element, one of the nine required General Plan Elements, includes a graphic representation of policies developed in its text regarding extent, distribution, and location of all land uses. The proposed Land Use Map is folded and inserted in a pocket on the back cover of this Element.

B. Scope and Purpose

By spelling out specific parts of the City to be set aside for each use, the Land Use Element attempts to ensure that the various needs of its residents will be provided for into the foreseeable future. To the extent that the allocations of space and development standards for each use are based upon sound planning principles and accurate assessment of the community's values and needs, the Element will help promote safe, harmonious development over time. The primary vehicle for implementing the Land Use Plan is the City's Zoning Ordinance, formulated in conjunction with finalization of the Land Use Plan.

The scope of the Land Use Element is to designate general areas of the City's Sphere of Influence for the appropriate general types of uses, rather than to assign specific uses to specific locations. Thus the Element fits its purpose as a guide to individual development decisions. Each case must be decided on its own merits, taking all factors into account. The Land Use Plan does not dictate details of planning, but does provide a rationally-based foundation for the Zoning Ordinance and for making decisions on development which come before the City. The Land Use Plan also enables private persons and agencies to anticipate City development policy. A periodically revised Land Use Element will provide guidance in the unfolding, continuously dynamic planning process.

To quote from the September, 1980 California General Plan Guidelines

The Land Use Element should:

Promote a balanced and functional mix of land uses consistent with community values;

Guide public and private investments;

Reflect the opportunities and constraints affecting land use identified in the other elements of the general plan; and

Reduce loss of life, injuries, damage to property, and economic and social dislocation resulting from flooding.

To accomplish these purposes, the Land Use Element identifies key land use issues in Gridley, states Gridley's major planning goals for managing its growth, and sets forth goals and policies for action to accomplish these goals, for each of twenty-four (24) land use issue areas.

In summary, the Land Use Plan is comprehensive, long-range, general, and flexible.

C. Relationship to Other Elements and Plans

General Plan Elements

Since the Land Use Element sets out to recommend a sound land use pattern for the City, it must receive input from other single-issue elements. After it is completed, the Land Use Element will very likely lead to changes in other elements. Of the elements currently in Gridley's General Plan, the Land Use Element receives input from the Housing Element on population and magnitude of future housing needs; from the Circulation Element on accessibility of each part of the City; and from the Energy Element on energy-conserving principles to take into consideration when laying out the Land Use Map.

Once completed, the Land Use Element may point to changes in the Housing Element, for example, refining its estimates of remaining residential land, and in the Circulation Element, refining its recommendations for traffic control and capacity increases to reflect anticipated traffic volume and pattern changes.

"A fundamental purpose of the general plan is to promote harmony and balance between and among conflicting forces of growth and change, conservation and development."

"(1973 State General Plan Guidelines)."

Resource conservation and safety concerns such as those usually found in Open Space, Conservation, Safety, Seismic Safety, Scenic Highways, and Noise Elements, are all included as input into this Land Use Element.

Other Plans

- 1) Butte County General Plan. The County's General Plan affects development decisions in the Sphere of Influence area, which with time will become part of the City of Gridley. Thus it is Gridley's hope that Butte County will coordinate planning by altering its General Plan to reflect Gridley's long-range community goals.
- 2) Gridley Master Drainage Plan. A preliminary plan for drainage for Gridley and part of its Sphere of Influence area was completed in early 1980. This plan should be revised, if necessary, and adopted according to appropriate procedures. In the intervening time, the usable portions of the Master Drainage Plan should be incorporated into the Land Use Element, since

provision for drainage is an important factor in determining the types of development which can occur in a given area.

3) Other Plans. The Land Use Element should take into consideration any restrictions, recommendations or other input from Butte County's Regional Transportation Plan and Air Quality Implementation Plan, and the LAFCO plans adopted for the City and utility (water) districts.

D. Organization

In this Summary Document of Gridley's Land Use Element, the City's major planning issues, overall planning goals and assumptions are enumerated in the Introduction, while goals and policies under each of two dozen planning issue areas are found in the remainder of the document. The issues are grouped under four primary headings as follows:

1. General Concerns - e.g.: Population growth
Urban growth
2. Residential Development
3. Economic Activities
4. Public Facilities and Services

For each nine land use types shown on the General Plan Land Use Map, policies are included which set forth standards for development, addressing where appropriate the extent, distribution and location of land use, as well as intensity or density of use.

CITY GOALS AND POLICIES

A. INTRODUCTION

In subsequent sections land use issues that the City of Gridley finds important are presented, followed by goal and policy statements. These goals and policies represent the City of Gridley's consideration of land use options and desired courses of action, based upon the interests of its residents.

The goals are stated in general form, succeeded by policies which describe the preferred means for achieving community aims. The policy statements serve as a guide for systematic implementation of recommended action by decision-makers, and as a focus for public discussion. The goals and adopted policies should not be considered immutable; they form a set of priorities and recommendations for attaining community objectives, based upon current information and evaluation. In this context, the goals and policies should be regularly reviewed in public forums, revised as community interests change, or updated as new information is received.

Key Planning Issues

1. Growth rate: Keep Gridley's growth paced to fit the town's ability to provide adequate public facilities and a quality living environment for all residents, and to direct development according to a logical plan.
2. Demographic balance: Keep a diverse mixture of socio-economic groups in Gridley's population.
3. Growth pattern: Generally keep Gridley's expansion compact, rather than allowing sprawling, hop-scotch, or excessive finger-

like expansion.

4. Economic health: Provide adequate employment, while retaining the town's agricultural orientation and keeping the growth rate slow enough to meet the conditions in item 1.

Overall Planning Goals

1. Provide a safe, healthy living environment, free of litter, excessive noise, congestion and safety hazards, for all residents.

2. Provide adequate, well-maintained public facilities and services to all residents.

3. Preserve and maintain Gridley's aesthetically pleasing "small-town" character.

4. To the extent feasible and consistent with the overall planning goals of this Element, preserve the agricultural land around Gridley.

PLANNING ASSUMPTIONS ABOUT FUTURE GROWTH

1. Agricultural Industry will continue to mechanize; seasonal laborers will become permanent residents.

2. Growth Rate will be the historical rate of 1.3% per year.

3. Other:

Young people will continue to leave Gridley to find work and start families.

The cost of Gridley's electricity will rise, encouraging the Gridley utility to add alternate energy sources and promote conservation.

Gridley will use some grant money for public works improvements.

The State Department of Transportation (Caltrans) may construct a freeway bypass to the east of Gridley.

Housing units will be built on approximately half of the existing vacant parcels in Gridley's unincorporated periphery over the next 10 years; thereafter, most residential construction in the Gridley area will occur within Gridley's city limits. (Butte County will bring its Gridley Area zoning into agreement with Gridley's planning goals.)

Several years into the planning period, Gridley's economy will improve. Young people will increasingly remain in Gridley to establish families, while their counterparts migrate into the town from urban centers in California.

B. GENERAL CONCERNS

1. Population Growth

(a) Maintain a reasonable population growth commensurate with the City's resources and rural character.

Policies

(a) Encourage commercial, industrial and residential growth that does not exceed an overall historic annual growth rate of 1.3%.

2. Urban Expansion

Goals

(a) In order to adequately serve future City residents, confine urban growth to the City of Gridley's Primary Sphere of Influence.

(b) Protect productive agricultural lands from urban encroachment by limiting small parcel subdivisions (less than five-acre parcels) to within the City limits.

(c) Minimize hazards and congestion from traffic in the location of new development.

Policies

(a) Annex to the City adjacent lands which currently contain urban uses, within a limit set by land needed to accommodate anticipated growth. Include within Gridley's Primary Sphere of Influence the lands shown on the General Plan Map.

(b) Minimize encroachment of urbanization into areas with primarily large agricultural parcels which border the City.

(c) Facilitate safe, efficient and convenient traffic flow patterns by directing the majority of future urban expansion to the portion of the community served by Highway 99, so that east-west through traffic can be minimized in Gridley's older neighborhoods.

(d) Locate population close to existing commercial and employment centers (downtown and Highway 99) rather than farther away, for the convenience of residents and to prevent development of new commercial centers.

3. Non-Residential Development

Goals

(a) Preserve the predominately residential character of the City.

Policies

(a) For all non-residential uses except industrial, maintain the approximate per capita acreage for 1982. An excess of industrially zoned lands will be provided to accommodate future economic development.

4. Open Space

- (a) Retain suburban and rural spatial pattern within portions of the City wherever possible.
- (b) Limit encroachment onto agricultural lands.
- (c) Keep agricultural lands in productivity.

Policies

- (a) Encourage small-scale industrial growth to locate in Gridley that is not growth-inducing and preferably farm-related.
- (b) Preserve existing ratio of park acreage to acreage in other types of land use.
- (c) Adopt zones requiring a minimum parcel size of 5 acres in agricultural lands adjacent to urban area.
- (d) In connection with new development, require dedication of park lands or in lieu fees, and provide funding mechanism for maintenance.
- (e) In no district shall building intensity exceed 90% lot coverage and two stories in height. Maximum lot coverage shall not exceed the following percentages of the area of any lot: High: Density Residential districts, 50%; Medium Density Residential districts, 40%; Low Density Residential districts, 35%; Suburban districts, 30%. Height limitations do not include basements which are permitted in addition to the specified maximum number of stories.

5. Time Frame of Plan

Goals

- (a) Encourage long-range planning that will address the changing issues and needs of the community.

Policies

- (a) Plan for development in the next 20 years, focusing on the concerns of the more immediate years.
- (b) Adopt zoning which meets City needs for the next five (5) years.
- (c) Review the Plan every five (5) years, and the Zoning every two (2) years.

6. Public Participation

Goals

- (a) Assure the opportunity for participation by all City residents, community groups, organizations and officials in establishing goals and policies affecting land use.

Policies

- (a) Publicize and solicit public input on all activities, official and informal, that affect land use decisions within the City and Gridley's Primary Sphere of Influence.
- (b) Utilize public participation techniques (questionnaires, public meetings, delphi process) in updates to the Plan.

7. Intergovernmental Cooperation

Goals

- (a) Reduce interjurisdictional disputes, as well as unnecessary costs and delays in development and planning for future growth, by promoting intergovernmental cooperation between the City of Gridley, the state, other communities, independent districts, LAFCO and the County of Butte.

Policies

(a) Assign liaison responsibilities to appropriate officials, organizations and groups to represent the City's interest, and to keep decision-makers and citizens informed about multi-jurisdictional issues.

8. Government Subsidies

Goals

(a) In keeping with national and state law and with the spirit of equality upon which this democracy is based, Gridley affirms a policy of non-discrimination on the basis of race, national or ethnic origin, color, sex, religion, or age.

(b) It is Gridley's intent to support activities and programs which make direct public financial assistance to private individuals unnecessary. Those activities furthering self-sufficiency are to be emphasized over the use of direct public subsidies to private individuals.

(c) The City of Gridley will not obstruct the use of government subsidies for private needs when the functioning of the private sector is insufficient to meet identified needs.

Policies

(a) Gridley will actively pursue public assistance (grant funds, etc.) for public works projects and housing renovation, stimulating the local private economy (market) by providing employment.

9. Circulation

Goals

(a) Minimize through traffic on residential streets.

(b) Match land use intensities with adequate road arteries.

(c) Provide for future accessibility to all areas as they develop.

Policies

(a) Isolate through traffic from residential areas in circulation planning documents.

(b) Plan an arterial framework in advance of need (expressed in a Circulation Element).

10. Environmental Quality

Goals

(a) Maintain the rural character of the City of Gridley, promoting those activities that are compatible with the City's physical scale and leisurely pace of living.

Policies

(a) Encourage small-scale industrial and commercial development that is quiet and non-polluting.

(b) Promote existing patterns of residential development (emphasis on low densities).

(c) Adopt zones that permit agricultural activities within the City that are compatible with other land uses.

(d) Maintain historic neighborhoods and structures, and promote traditional cultural activities within the City that are a part of the City's heritage.

11. Energy Consumption

Goals

(a) Insure continuously reliable energy supply at lowest possible cost.

Policies

- (a) Promote energy efficient construction for all types of structures.
- (b) Promote energy conservation habits and installation of energy efficient facilities.
- (c) Locate compatible public and commercial services in proximity to residential neighborhoods.
- (d) Encourage use of alternative energy sources, urging the design of solar access into new subdivisions and installation of solar facilities for all types of land use.

C. RESIDENTIAL DEVELOPMENT

1. Housing Supply, Variety and Densities

Goals

- (a) Without accelerating the historic growth rate, provide safe, affordable housing by encouraging new construction and rehabilitation of older housing stock.
- (b) Preserve historic and architecturally significant residential structures.
- (c) Promote a balance of housing opportunities for all ethnic groups, age and income levels.
- (d) Preserve the small-scale and rural densities of Gridley's residential neighborhoods.
- (e) Maintain quality aesthetics and architectural diversity in new residential construction.

Policies

- (a) For Low Density residential areas, preserve Gridley's existing overall density for single-family areas of four (4)

dwelling units per net acre by establishing a minimum lot size of 7500 sq. ft.

(b) For all residential uses, adopt the density ratio of 75% single-family units to 25% multiple-family units as a guide, to reflect the existing character of the City. This includes an allowance for a 20% increase in multiple-family units over the 20-year planning period to provide for more affordable, compact housing.

(c) For single-family residential land use, adopt a ratio of 2:1 Low Density units to Suburban density units as a guide for residential building.

(d) For multiple-family residential land use, adopt a ratio of 2:1 High Density units to Medium Density units as a guide for residential building.

(e) Adopt the following maximum densities for each Residential use category:

Suburban	3 DU/Acre
Low Density	4 DU/Acre
Medium Density	8 DU/Acre
High Density	12 DU/Acre

(f) Retain an Architectural Review Board, or other appropriate review board, to ensure that proposals for residential development meet the City's standards for workmanship, materials, appearance, variety of style, and other criteria as spelled out in the City's Architectural Review Guidelines. Use this Board to judge the value of historic structures for preservation.

(g) Require new housing to provide adequate enclosed parking areas including sufficient enclosed space for storage.

2. Compatibility with Non-Residential Uses.

Goals

- (a) Preserve historic neighborhoods with an existing mix of commercial and residential uses.
- (b) Minimize conflicts between residential uses and other, non-residential activities by regulating residential densities, land use intensities and establishing buffer areas.

Policies

- (a) Locate the lowest appropriate residential density adjacent to the County agricultural lands, around the City periphery.
- (b) Where commercial areas border on Low Density residential areas, establish and implement appropriate limitations on commercial activity (e.g., noise level limitations, traffic routing).
- (c) Allow home business and industry in residential areas of the City subject to the following performance conditions:
 - (1) The scale of the business or industry is not greater than space requirements for normal household use and those of commonly available auxiliary structures.
 - (2) The business or industry is operated completely within the confines of the above building except for the sale of agricultural products.
 - (3) The business does not generate substantial/vehicular or pedestrian traffic as to create the impression of traditional neighborhood business operation.
 - (4) The business does not use exterior lights, generate noise, glare, smoke, or dust incompatible with the neighborhood.

(5) The business uses only minimal exterior signs to be specified by a city sign ordinance.

(6) The business does not require more than one employee living outside the household/business location.

(7) No business-related materials are stored or activities are carried on outside of buildings on more than an incidental basis.

(d) Allow bed and breakfast inns in residential areas of the City subject to a use permit to ensure compatibility with residential neighborhoods.

D. ECONOMIC ACTIVITIES

1. Economic Development

Goals

(a) Maintain a healthy economy to provide jobs and incomes for local residents.

Policies

(b) Encourage small-scale business and agriculture-related enterprises to locate in or near Gridley.

(c) Expedite City government processing of applications for businesses wishing to locate in Gridley.

(d) Plan appropriate land use classifications and zones for areas suitable for commercial and industrial use. Where possible, provide land use approvals and utility installations for future industry in advance of need.

(e) Minimize conflicts between commercial and industrial uses and other land uses through guiding potential applicants through the City's application procedures and requirements in the pre-

development phase.

2. Commercial Enterprises

Goals

(a) Maintain attractiveness, cleanliness and economic health of Gridley's central business district (CBD).

Policies

(a) Enact overlay zones that protect historic character of the CBD.

(b) Encourage attractive landscaping of buildings in commercial areas.

(c) Ensure aesthetic attractiveness of new commercial developments through review mechanisms such as architectural review or other appropriate techniques.

3. Industrial Development

Goals

(a) Encourage non-polluting, small-scale industry to locate in Gridley in order to increase jobs and employment.

Policies

(a) Have City officials work closely with the Chamber of Commerce and representatives of applicants for industrial uses, guiding them through the City's application procedures and advising as to site location and configuration, to meet the industry's needs and the City's criteria for acceptability.

(b) Adopt the following criteria to guide evaluation of applications for industrial use:

small in scale, limited ground area consumption

agriculturally related if possible

employ local unemployed first, and/or
provide job training for local people
not stimulating to high rate of in-migration
non-polluting
compatible with surrounding agricultural uses.

(c) Direct new industry to locations close to major transportation corridors, heavy duty utilities, and support services.

(d) Prepare suitable locations for industry with amenities and improvements in advance of need, so industry can move in with minimal delay.

4. Agricultural Production

Goals

(a) Retain commercial agricultural activities as the economic base of the community of Gridley.

Policies

(a) Plan and zone to prevent urban encroachment into productive agricultural lands, by directing the City's expansion to the southeast to avoid largest parcels.

(b) Design buffer areas to reduce land use conflicts between agricultural activities and other land uses.

E. PUBLIC FACILITIES AND SERVICES

1. Education

Goals

(a) Assist the school district with the provision of adequate educational facilities to educate the City's school age population.

(b) Insure the opportunity for Gridley's school age population to receive a quality education.

(c) Support the efforts of school districts in the City's urban area to upgrade school facilities and improve instruction.

Policies

(a) Provide information on growth trends and planning proposals to school districts to allow districts to meet the City's future educational needs.

(b) Consider the distribution of school age population in the planning and zoning process in order to locate schools in proximity to student concentrations.

(c) Coordinate location of school facilities in the development and implementation of the land use plan to reduce conflicts between school environments and other land uses.

(d) Assist school districts with the planning of bus routes by providing information on new development trends and planning proposals.

2. Police and Fire Protection

Goals

(a) Provide for adequate fire and police protection to the residents of the City of Gridley.

Policies

(a) Consider accessibility, development trends, natural fire hazards and high crime risk activities when planning the location of new fire and police facilities.

(b) Establish cooperative agreements with the Butte County Sheriff's Department and Butte County Fire Department/California

Department of Forestry to enhance overall protection.

(c) No residential development should be approved that does not meet standards for access, safe negotiation and turnarounds set by City fire and police departments.

(d) Review development plans so that any apartment, commercial or industrial unit is no more than 300 feet away from a fire hydrant.

(e) Require all new development, including single-family dwellings on existing parcels of record to provide adequate access for fire protection.

(f) Maintain adequate clearance of fuel materials including vegetation around structures.

(g) To the maximum extent feasible, conduct periodic inspections of vacant properties to ensure that dry weeds and other combustible fuels are not permitted to accumulate.

(h) Require a fiscal impact analysis for any major commercial, industrial or residential development which addresses the cost of the proposed development to fire and police services.

(i) Major commercial or residential development site plans should be reviewed by the Police Department to ensure adequate lighting and safety factors are incorporated into the proposed development.

3. Health Care

Goals

(a) Support the provision of adequate health care facilities and services for all persons residing in the City of Gridley.

Policies

- (a) Locate hospitals, clinics and other health care facilities in proximity to the special or primary populations they serve.
- (b) Consider potential land use conflicts in planning and zoning for health care facilities.
- (c) Plan for adequate accessibility to health care facilities, avoiding streets with heavy traffic volumes.

4. Community Center

Goals

- (a) Provide a multi-purpose community center facility for civic activities and other public events.

Policies

- (a) Determine a method of financing the construction and operation of a community center that does not pose a hardship on the City's financial resources.
- (b) Locate community center facilities in an area that avoids conflict with other land uses, having safe, efficient accessibility and ample space for parking. Consider the need for appropriate support facilities in planning for the location of a community center.

5. Utilities

Goals

- (a) Provide adequate service levels for water supply, sewage disposal, electricity and storm drainage that meet the demand of the City's future population.
- (b) Provide streets, curbs, gutters, sidewalks, streetlights, fire hydrants and bridges, where needed, and maintain them in

good repair.

(c) Provide utility services in a manner that does not degrade the aesthetic qualities of neighborhoods throughout the City.

(d) Formulate a method for adequately financing the provision of utility services to City residents.

Policies

(a) Develop a long-range capital facilities plan to coordinate the amount, growth rate, timing and spatial distribution of uses and facilities to avoid an imbalance of demand and supply.

(b) Require a developer impact fee to help finance the need for additional public facilities and services to meet the demand created by new developments.

(c) To the extent feasible, locate new development such that the existing sewer system will not be over-taxed.

6. Parks and Recreation

Goals

(a) Encourage the provision of recreational opportunities for all residents in the City of Gridley.

Policies

(a) Maintain parks, school grounds and public buildings in good repair.

(b) Plan for the location and design of new recreational facilities based on Gridley's population characteristics and the distribution of those groups throughout the City.

(c) Design recreational facilities and services to meet the needs of handicapped persons.

(d) Illuminate park areas during the hours of darkness to

discourage vandalism of park facilities.

(e) Support the development of commercial recreational facilities where adequate accessibility is available and land use conflicts are minimized.

7. Flood Control

Goals

(a) Protect residents and property in the City of Gridley from flood hazards.

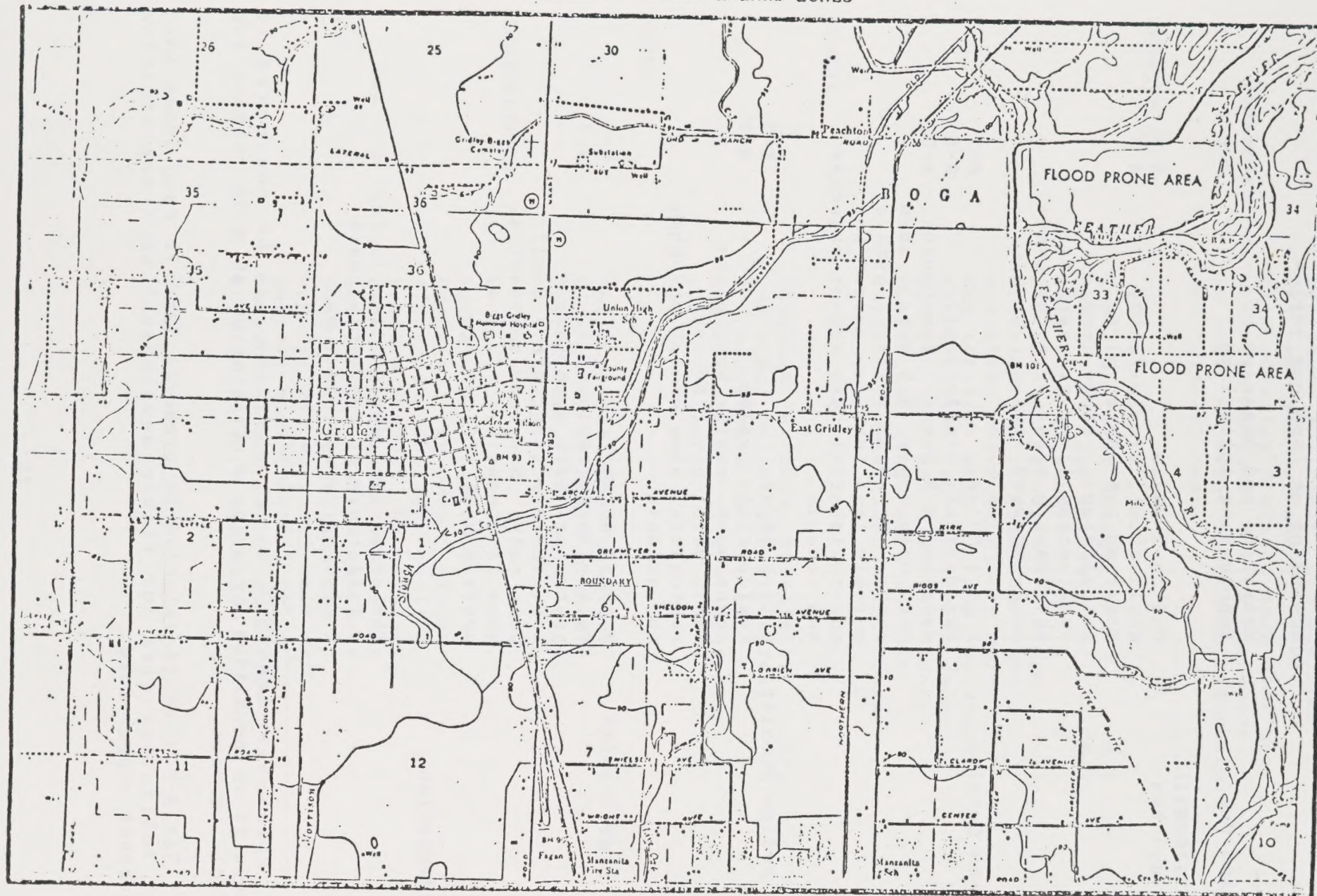
Policies

(a) Require review and analysis of the inundation potential of new development in accordance with the City's Master Drainage Study, and require construction of on- and off-site drainage improvements as determined by the City Engineer.

(b) Prohibit the construction of new buildings in areas where inundation occurs, until inundation control measures resolve the problem, unless the builder submits evidence showing how the hazard is mitigated through project design.

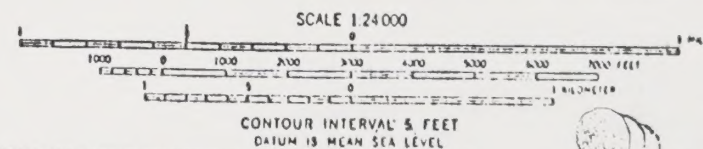
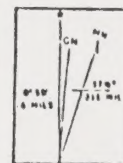
(c) Coordinate review of development projects with the irrigation and reclamation districts as to the capacity of existing facilities.

FIGURE 1. FLOOD HAZARD ZONES



Approximate boundaries of flood-prone areas are shown on this map. There is, on the average, about 1 chance in 100 that the designated areas will be inundated in any year. This information is important to public agencies and private citizens concerned with future land developments.

Source: U.S. Geological Survey Flood Prone Areas Map



DESCRIPTION OF LAND USE TYPES*

Land Use	Densities and Examples of Appropriate Activities	Applicable Zones
RESIDENTIAL		
Suburban	0.5 to 3 CU/ac Residential; single-family detached A-5 homes, with outbuildings. Large gardens. Small-scale livestock such as chickens, a horse or a few goats. Semi-improved lots.	R-S A-5
Low Density	2 to 4 DU/ac Residential; single-family detached R-S homes. Townhouses with open space, A-5 mobile home parks. No animals except pets on parcels less than one acre. No non-residential uses except churches and schools.	R-1 R-S A-5
Medium Density	5 to 8 DU/ac Residential; duplex, townhouses, mobile home parks. Small pets only. No non-residential uses except churches and schools.	R-2 A-5
High Density	9 to 12 DU/ac Multi-family residential, apartments with more than 3 families per structure. Small pets only. Some non-residential uses if compatible (such as professional offices).	R-3 A-5

COMMERCIAL

The commercial designation is for a full range of commercial uses including retail sales and

C-1 and
C-2

* Allowable dwelling unit densities can be converted to population densities by using a multiplier of 2.56 persons per dwelling unit.

** The A-5 zone is intended to preserve land in open space uses of sufficient size for future development when urbanization becomes appropriate.

services, wholesale, professional offices, storage and light manufacturing provided such uses are of a professional office character in terms of impacts upon infrastructure and adjacent uses.

INDUSTRIAL

The industrial designation applies to land suitable for uses such as manufacturing, processing, packaging, storage, distribution of goods and commodities; heavy machinery sales and service, repair shops, welding, fabrication, 'ag' chemicals sales and storage; and light accessory commercial uses, such as restaurants serving industrial areas.

M-1 and
M-2

PUBLIC

Churches, schools, hospitals, municipal buildings, libraries, transportation facilities, auditoriums or cultural centers, post offices.

P-Q

PARKS

Small neighborhood playlots, City parks with and without improvements. No other uses.

P-Q (Parks)

AGRICULTURAL

Parcels 5 ac and over. Orchards, row crops, pasture, livestock, dairies, poultry, produce stands. No machinery repair or manufacture unless small-scale, and by use permit only. No residential use besides one dwelling unit on parcel; no industrial or commercial use except as directly related to farm operation.

A-5



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